



## Westfield–Washington Township Advisory Plan Commission

Minutes of the May 6, 2020 APC Meeting

*Presented for approval: May 18, 2020*

**Westfield-Washington Advisory Plan Commission (APC) held a meeting on Wednesday, May 6, 2020 scheduled for 7:00 p.m. online via Skype.**

**ROLL CALL:** Noted presence of a quorum.

**Members Present:** Kristen Burkman, Randy Graham, Robert Horkay, Mike Johns, Ginny Kelleher, Andre Maue, Victor McCarty, Dave Schmitz, and Cindy Spoljaric.

**Members Absent:** All Present

**City Staff Present:** Kevin Todd, Director; Pam Howard, Senior Planner; Daine Crabtree, Associate Planner; Caleb Ernest, Associate Planner; Corey Harris, Associate Planner; and Brian Zaiger, City Attorney with Krieg DeVault.

### **APPROVAL OF MINUTES**

**Motion:** McCarty motioned to approve the April 20, 2020 meeting minutes.  
Maue seconded. Motion passed. Vote 9-0.

### **REVIEW OF RULES AND PROCEDURES**

Howard reviewed the modified public meeting rules and procedures.

### **CONSENT AGENDA**

*No Consent Agenda Items*

### **ITEMS OF BUSINESS**

*No Items of Business*

### **PUBLIC HEARING ITEMS**

**2004-ODP-06 &  
2004-SPP-06**

#### **Chatham Villages Phase 1**

*West of US 31, East of Tomlinson Rd, North of 196th St, South of 203rd St.*  
Chatham Hills LLP by Cripe requests a Primary Plat and Overall Development Plan review of 207 Lots on approximately 146.675 acres +/- in the Chatham Hills Planned Unit Development (PUD) District.  
(Planner: Corey Harris ▪ [charris@westfield.in.gov](mailto:charris@westfield.in.gov))

Harris overviewed this request for a Primary Plat and Overall Development Plan review. He said that the Department had received three written comments.

The Petitioners, Phil Sundling and Brad Henke, with Henke Development summarized this petition using a visual presentation. Sundling said the project would have a historic downtown feel with ample green space and a variety of amenities. Sundling addressed neighboring properties' existing drainage issues. He spoke about the Tomlinson Road traffic and other road improvements. Henke said that it was very important to have a village-like feel.

Public Hearing for 2004-ODP-06 & 2004-SPP-06 opened at 7:12 p.m.

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No additional public comments received.

Public Hearing for 2004-ODP-06 & 2004-SPP-06 closed at 7:14 p.m.

Kelleher asked if Sundling had spoken with the property owners who sent in comments, and asked if they were satisfied with his response.

Sundling replied yes.

Horkay asked the Petitioners if there was going to be a street connection at 199th or a cul-de-sac. He asked if Public Safety felt comfortable with this plan.

Sundling responded that they had worked with the affected neighbor, and it was determined that a cul-de-sac was the best option.

Howard said that staff would work with public safety and the Technical Advisory Committee (TAC) on this prior to approval.

Johns said he had concerns about all the traffic being channeled on to Tomlinson, which he said would create additional conflicts at the 203<sup>rd</sup> Street and the Tomlinson Road intersection.

McCarty said he understood that Tomlinson Road needs improved, but also understands that the Road Impact Fees are needed to help pay for the improvements.

Spoljaric said she had concerns about 203rd street and the design of Chad Hittle Boulevard. She said that 203<sup>rd</sup> street can't handle construction traffic. She asked if Chad Hittle Boulevard could be stubbed and not open until it develops to the north.

Sundling said construction activity could be kept off 203rd. He said he is willing to discuss with Public Works and the City engineer about not opening the Chad Hittle Boulevard entrance until it goes further north.

Maue shares the traffic concerns, but didn't speak up earlier as, from a planning perspective, this project is consistent with the zoning. He said that the traffic issues should be deferred to TAC.

**2005-ODP-07 &  
2005-SPP-07**

**Austrian Pine Subdivision**

*E Corner of SR 32 and Austrian Pine Way*

Westfield Properties, LLC by Weihe Engineers, LLC requests Primary Plat and Overall Development Plan review for two (2) lots on 12.5 acres +/- in the Austrian Pine PUD District.

*(Planner: Daine Crabtree ▪ [dcrabtree@westfield.in.gov](mailto:dcrabtree@westfield.in.gov))*

Crabtree overviewed this request for a Primary Plat and Overall Development Plan review. He said that the Department had received no public comments.

No Petitioner presentation.

Public Hearing for 2005-ODP-07 & 2005-SPP-07 opened at 7:25 p.m.

No public comments received.

Public Hearing for 2005-ODP-07 & 2005-SPP-07 closed at 7:27 p.m.

Spoljaric said she had provided comments to the Petitioner prior to the meeting.

**2005-ODP-08 &  
2005-SPP-08**

**Grand Central Subdivision**

*E 181st St & Sun Park Dr*

CH Group, LLC by Church, Church, Hittle & Antrim, LLP requests  
Primary Plat and Overall Development Plan review for five (5) lots on  
24.47 acres +/- in the 181st Street PUD District

*(Planner: Daine Crabtree ▪ [dcrabtree@westfield.in.gov](mailto:dcrabtree@westfield.in.gov))*

Crabtree overviewed this request for a Primary Plat and Overall Development Plan review. He said that the Department had received no public comments.

No Petitioner presentation.

Public Hearing for 2005-ODP-08 & 2005-SPP-08 opened at 7:29 p.m.

No public comments received.

Public Hearing for 2005-ODP-08 & 2005-SPP-08 closed at 7:31 p.m.

No APC comments.

**2005-ODP-10 &  
2005-SPP-10**

**Hamilton Memorial Subdivision**

*4180 Westfield Road*

Washington Park Cemetery Association by Marten Construction requests  
Overall Development Plan and Primary Plat review of 1 lot on 54.6 acres  
+/- in the AG-SF1: Agricultural Single-family Rural District.

*(Planner: Caleb Ernest ▪ [cernest@westfield.in.gov](mailto:cernest@westfield.in.gov))*

Ernest overviewed this request for a Primary Plat and Overall Development Plan review. He said that the Department had received no public comments.

No Petitioner presentation.

Public Hearing for 2005-ODP-10 & 2005-SPP-10 opened at 7:33 p.m.

No public comments received.

Public Hearing for 2005-ODP-10 & 2005-SPP-10 closed at 7:35 p.m.

No APC comments.

**2005-PUD-04**

**Junction PUD Amendment IV**

*17655 Shamrock Blvd.*

Shamrock Land Acquisitions requests an amendment to the permitted uses  
and Building Height standards within District 3 of the Junction PUD.

*(Planner: Pam Howard ▪ [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))*

Howard overviewed this request for an amendment to the Junction PUD. She said that the Department had received two public comments prior to the meeting, which have been uploaded to the agenda. She said that the Petitioner communicated with the Grand Junction Task Group (GJTG) and secured a letter of support from them for this proposal.

Public Hearing for 2005-PUD-04 opened at 7:37 p.m.

One written public comment was received during the meeting.

Public Hearing for 2005-PUD-04 closed at 7:39 p.m.

The Petitioner, Birch Dalton with Shamrock Land Acquisitions said that this request was a fairly simple amendment. He said that he is well aware of the traffic issues. He said the roundabout congestion would be

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relieved by the addition of two more traffic lanes. He said he would work with Riverview and the schools to address traffic and use.

Kelleher stated that she had concerns about the height of the building that would back up to residential and also had concerns about the increased traffic. She said she would like the PUD to address widening the road if that is being proposed. She said that the Petitioner says that he is not increasing the size of the building, just making it taller; and she asked about how much the footprint would decrease in order to increase the height. She asked about the building sizes/footprints are listed in the original PUD.

Dalton replied that the traffic issue needs to include input from Riverview and the schools. His goal is to have good traffic movement. He said that he wouldn't build if there was going to be a traffic problem. He said the original PUD included a concept plan which showed building as a large rectangle. He said he needs to shrink the footprint to allow for landscaping and green space.

Burkman asked about the permitted apartment use as opposed to original assisted living use. She said that multi-family seems likely to create additional traffic. She also said she was concerned about permitted retail due to the traffic issues.

Dalton clarified that apartments are already permitted, this would just remove the senior restriction. He said that he also had worked with Riverview to discuss both providing additional land for road widening that would benefit the school traffic as well as the roundabout. He said he has other sites approved for apartments, but feels that this is the best site that he has due to its proximity to Riverview.

Burkman asked if there could be a count conducted for existing and approved apartments along State Road 32.

Todd responded that the Department can get some numbers together regarding approved apartments.

Burkman asked what market rate housing means; does that mean government subsidized.

Dalton replied that market rate means they are in line with other apartments' current rates, and does not mean they are subsidized or a HUD project

Horkay said he was not opposed to the project; however, he thinks that it needs additional review prior to recommendation.

Johns said he was also concerned about adding multi-family as a permitted use, along with changing the building heights. He said he had several concerns including traffic and said that he felt the suggested road widening seems like it that would create a funnel going into the school campus. He asked if a traffic study had been conducted. He said he feels there is need to research and verify that Riverview is in fact willing to give up property to widen the road. He voiced concerned about apartments being located next to school. He said other concerns include items of safety. He said that he was concerned about having a 4-story building next to school and a potential gunman on top of such a building. He said he would like to have public safety and school administration input on this concern. He asked if the Comprehensive Plan envisions multi-story residential next to the school. He asked if this had been discussed with the school. He said he was worried about the viability of the retail use under multi-family adding that he heard that this is not working in some of the places where they currently exist. He said he was also concerned about parking. He felt that there are currently plenty of multi-family planned. He said he thought term workforce equated to low income; He said he was ok if the apartments are market rate.

Graham stated that in the future, that for long lists of comments, it is appropriate to send the comments to staff prior to the hearing so that staff and the petitioner can gather some answers prior to the hearing.

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Dalton reiterated that the current PUD permits apartments at 3-stories, along with hotels. He has been working on this project because the PUD was approved. He stated that the multi-family use was previously approved. He said the traffic issues could be alleviated by the school addressing its current parking design. He stated he was only requesting two changes in this amendment; one for building height and the other for lifting the age restriction.

Howard responded that multi-family dwelling is being added because it is a UDO defined term, but that apartments are currently permitted for seniors only at 3-stories. She said the Department can coordinate with Public Works, police, and the school regarding concerns.

Howard stated that she received an additional question about when construction would begin.

Dalton replied that they would be lucky to begin next construction season and would likely take 16-18 months to complete.

Maue said had had no any issues with the change of use. He asked if a new site plan was included to show building location, where will the building be located on the site, and how far would it be from the eastern property line

Dalton responded that there would be 15-foot buffer along the east. He said there had been discussion of putting a connector road between this property and property to south. He said that the north/south dimension of building would shrink and not the east/west dimension.

Maue said if building size is not shrinking east/west, then he would still have the same concerns from the original approval. He said he would like to see some additional exhibits showing how this will affect the nearby homes.

McCarty said he likes the project and would like to see the age restriction lifted and to see rental prices that will accommodate new teachers. He feels that this type of housing might help the schools attract and retain new teachers.

Spoljaric said she does not see senior living apartments as the same as multi-family, even if they can technically be similar by definition, so the change in use does concern her. She said she thought that senior only living is advantageous in achieving the diversity contemplated in the Comprehensive Plan, which is part of the reason she originally supported the petition. She said she was concerned about height; however, but if the neighbors have no concerns she will let that issue go.

Schmitz stated that his concerns had been addressed by others APC members.

Graham said he was not concerned about the height in regard to gunman issues as the hospital is taller. He said he thought this project would improve the traffic problem. He said he thinks this would be good product for healthcare workers, teachers, and families with children in school. He said he had no issues with the request. He said he is concerned about apartment residents being profiled as sketchy and said he had previously spoken to Chief Rush about this topic and said he felt that argument doesn't hold water.

## **ITEMS CONTINUED TO A FUTURE MEETING**

### **2003-PUD-02**

#### **Wheeler Landing PUD Amendment III (Portillo's)**

*Northwest corner of Wheeler Road and SR 32*

Portillo's Hot Dogs by HD Consulting Services Group, Inc. requests an amendment to the State Highway 32 Overlay District and the Development Standards of the Wheeler Landing PUD District.

*(Planner: Caleb Ernest ▪ [cernest@westfield.in.gov](mailto:cernest@westfield.in.gov))*

**2005-ODP-09 &  
2005-SPP-09**

**Monon Corner Subdivision**

*South of 206th Street and west of Horton Road*

Arbor Homes by Stoeppelwerth & Associates Inc requests Primary Plat and Overall Development Plan review of 325 Lots on approximately 135.13 acres +/- in the Chatham Hills Planned Unit Development (PUD) District.

(Planner: Corey Harris ▪ [charris@westfield.in.gov](mailto:charris@westfield.in.gov))

**REPORTS/COMMENTS**

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

**ADJOURNMENT**

Motion: Adjourn Meeting

Motion: Graham; Second: McCarty. Motion passed. Vote: 9-0.

Meeting adjourned at 8:20 p.m.

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Randell Graham, President

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Ginny Kelleher, Vice President

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Kevin M. Todd, Secretary